

\$1,699,900 - 462 12 Street Nw, Calgary

MLS® #A2246604

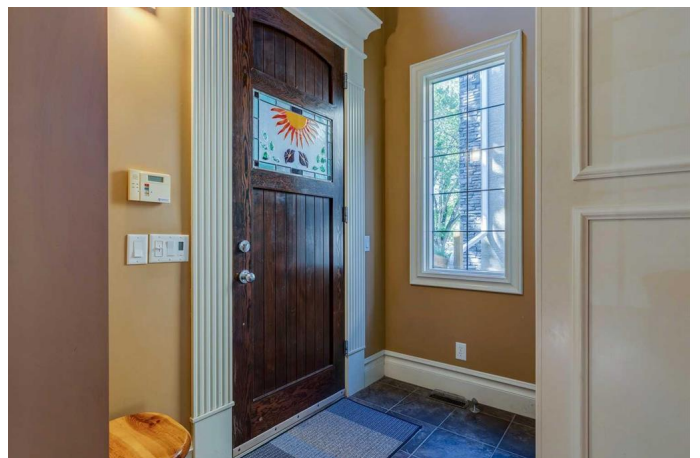
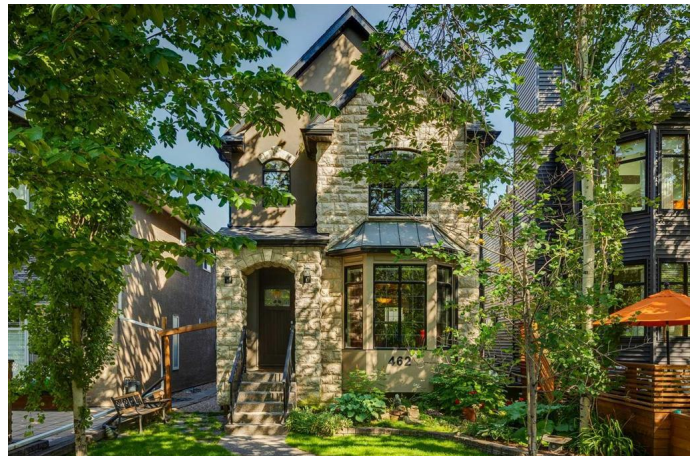
\$1,699,900

4 Bedroom, 5.00 Bathroom, 2,556 sqft

Residential on 0.09 Acres

Hillhurst, Calgary, Alberta

Minutes from KENSINGTON! This lovely 4 bedroom and 4.5 bathroom home with almost 3,600 sq. ft. of total living space on 4 levels is located on a charming tree-lined street in one of the most desirable KENSINGTON neighborhoods: HILLHURST. The main and upper floors feature Brazilian cherry HARDWOOD throughout, and the installed SOLAR system helps you reduce energy costs. On the main floor you'll find a cozy living room with fireplace. The family-oriented kitchen, with fireplace, offers a great space to live, love and enjoy family. The classic kitchen meets all the family needs: an island, breakfast bar, two pantries, gas range and Corian countertops. The 2pc bathroom completes this level. An impressive spiral staircase brings you to the other floors. The second floor features the primary bedroom, a retreat style area with fireplace, 5pc spa-like ensuite bathroom with IN-FLOOR heating, a steam shower, large walk-in closet and a Romeo & Juliet balcony. The 2nd bedroom on this floor also offers ample room and comes with a 4pc (cheater) ensuite. The laundry room with sink and folding table completes this level. On the 3rd floor is another great space suitable for many uses. It is currently a bedroom, but make it a work and study room, an atelier for painting, a quiet area for reading; it is all possible. This level is equipped with a 3pc bathroom and ductless mini-split air conditioner. The fully developed basement with IN-FLOOR heating adds another 1,000 sq. ft. and includes a 4th



bedroom, a 4pc ensuite and a huge living area currently used as family, media and rec room in one. Several large windows offer natural light in the basement. This property has an amazing outdoor space; not only is there an appealing front yard, but at the back youâ€™ll find lawn, a patio, fruit trees and 5 large planter boxes. To finish, this great inner-city home, offers a double, oversized and drywalled garage. The location speaks for itself, rated with one of the highest walking and biking scores in Calgary. And it is just steps from the entertainment district of Kensington and across from Riley Park. One can easily walk to the Kensington C-Train station and the Bow River Pathway and many schools. Both SAIT and Downtown are also within walking distances. And by car, there is quick access to 16 Avenue N, Crowchild Trail and Deerfoot Trail.

Built in 2003

Essential Information

MLS® #	A2246604
Price	\$1,699,900
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,556
Acres	0.09
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 and Half Storey
Status	Active

Community Information

Address	462 12 Street Nw
Subdivision	Hillhurst

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1Y8

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Insulated, Oversized
# of Garages	2

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Separate Entrance
Appliances	Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Wall/Window Air Conditioner
Heating	In Floor, Forced Air, Natural Gas
Cooling	Partial, Wall Unit(s)
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas, Living Room, Kitchen, Master Bedroom
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	September 26th, 2025
Zoning	M-CG d72

Listing Details

Listing Office	Real Estate Professionals Inc.
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.